

TRANSFER  
TAX  
PAID

48-366

QUITCLAIM DEED WITHOUT COVENANT  
FORECLOSURE SALE

031480

FLEET BANK OF MAINE, a Maine banking corporation with an address c/o Fleet Bank, Managed Assets Division, 40 Westminster St., P.O. Box 366, Providence, RI 02901-0366, (hereinafter "Fleet"), pursuant to a Judgment of Foreclosure and Order of Sale dated December 5, 1996 and entered in a civil action titled Fleet Bank of Maine v. Wayne R. Leach, et al, Seventh District Court, Division of Northern Kennebec, Docket No. WAT-96-CV-088, under 14 M.R.S.A. §§6321 et seq., for the foreclosure of a certain mortgage given by Wayne R. Leach and Pauline F. Leach to Fleet Bank of Maine dated August 31, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3607, Page 263, and following a public auction, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto GERALD L. VIGUE and BETHANY E. VIGUE, as joint tenants, both having a mailing address of P.O. Box #168, Waterville, ME 04903-0168, being the highest bidders at said public sale, certain real property consisting of land and any improvements thereon located at or near 9½-11 Union Street in Waterville, Kennebec County, Maine, as more particularly described in EXHIBIT A annexed hereto.

Said Premises are conveyed "AS IS, WHERE IS" with no representations or warranties of any nature and subject to all outstanding municipal taxes and assessments.

IN WITNESS WHEREOF, Fleet Bank of Maine has caused this instrument to be executed in its name and stead this 12th day of January, 1998.

FLEET BANK OF MAINE

[Signature]  
Witness

By: [Signature]  
Thomas S. Carberry,  
Its: Banking Officer

STATE OF RHODE ISLAND  
PROVIDENCE, SS.

Then personally appeared before me this 12th day of January, 1998, the above named Thomas S. Carberry, as Banking Officer of Fleet Bank of Maine, and acknowledged the foregoing to be his free act and deed in his said capacity and the free act of said Fleet Bank of Maine.

[Signature] Notary Public  
Printed Name:  
My commission expires:

My Commission Expires  
June 30, 1999



Fleet Bank of Maine  
 P.O. Box 366  
 Waterville, ME 04903

EXHIBIT A

48-366

A certain lot or parcel <sup>of</sup> land situated in WATERVILLE, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Bounded southerly eighty (80) feet by Union Street; westerly about sixty (60) feet by land now or formerly of Frederick J. Mason; northerly by land formerly of Frederick J. Mason; and easterly by land formerly of Edmund P. Buck; being the same real estate conveyed to Silas A. Dickinson by Lewis J. Jackson by deed dated March 15, 1896 and recorded in Kennebec Registry of Deeds book 413 Page 441, to which deed reference should be made for a more particular description.

Meaning and intending to convey the same premises described in a deed from Fleet Bank to the herein mortgagors and the same premises described in a deed following the Fleet Bank of Maine foreclosure recorded in Kennebec Registry of Deeds Book 3525 Page 336.

RECEIVED KENNEBEC SS.

2000 DEC 14 AM 9:00

WITEST: *Lerna Buck Mann*  
REGISTER OF DEEDS